

061.A

0007

0012.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

263,300 / 263,300

USE VALUE:

263,300 / 263,300

ASSESSED:

263,300 / 263,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		COLONIAL VILLAGE DR, ARLINGTON

OWNERSHIP

Unit #: G12

Owner 1: AUSTIN ALEXANDER B

Owner 2:

Owner 3:

Street 1: 7 COLONIAL VILLAGE DR #12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: KING SUSAN G -

Owner 2: -

Street 1: 7 COLONIAL VILL DR #G12

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 666 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

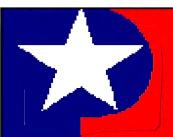
Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6021																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	263,300			263,300		127721
							GIS Ref
							GIS Ref
							Insp Date
							10/25/17


Patriot
Properties Inc.
USER DEFINED

Prior Id # 1:	127721
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	02:08:34
LAST REV Date	Time
02/05/20	15:15:01
apro	
5406	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION**TAX DISTRICT****PAT ACCT.****Grantor****Legal Ref****Type****Date****Sale Code****Sale Price****V****Tst****Verif****Notes****KING SUSAN G,****59905-590****8/31/2012****169,000****No****No****GERARD BENJAMIN****49691-442****6/28/2007****194,750****No****No****MCCAFFERY JOHN****43945-306****10/22/2004****209,900****No****No****SHINE MICHAEL J****36023-265****7/31/2002****180,000****No****No****LUCA VINCENT****31609-506****7/14/2000****125,000****No****No****BATSON RUVINA****27280-252****5/9/1997****71,000****No****No****Y****BUILDING PERMITS****Date****Number****Descrip****Amount****C/O****Last Visit****Fed Code****F. Descrip****Comment****Date****Result****By****Name****10/25/2017****Measured****DGM****D Mann****11/30/2012****MLS****EMK****Ellen K****12/5/2008****MLS****MM****Mary M****5/6/2000****197****PATRIOT**

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	7 - Condo Garden			Full Bath:	1	Rating:	Average	Building Number 7.									
Sty Ht:	1 - 1 Story			A Bath:		Rating:											
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:											
Foundation:	1 - Concrete			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:	0	Rating:	Average										
Prime Wall:	7 - Brick			A HBth:		Rating:											
Sec Wall:		%		OthrFix:		Rating:											
Roof Struct:	2 - Hip			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average										
Color:	BRICK			A Kits:		Rating:											
View / Desir:	3RD - 3RD FLOOR			Frl:	0	Rating:	Average										
GENERAL INFORMATION				WSFlue:		Rating:											
Grade:	C - Average			CONDOS INFORMATION													
Year Blt:	1962	Eff Yr Blt:		Location:	F - Front												
Alt LUC:		Alt %:		Total Units:													
Jurisdict:		Fact:	.	Floor:	3 - 3rd Floor												
Const Mod:				% Own:	0.657700002												
Lump Sum Adj:				Name:	9 - 6021												
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	AV - Average	30.	%	No Unit	RMS	BRS	FL						
Prim Int Wal	2 - Plaster			Functional:			%	1	4	1	0						
Sec Int Wall:		%		Economic:			%										
Partition:	T - Typical			Special:			%										
Prim Floors:	4 - Carpet			Override:			%										
Sec Floors:		%		Total:	30.6	%											
Bsmnt Flr:				CALC SUMMARY				COMPARABLE SALES				SUB AREA					
Subfloor:				Basic \$ / SQ:	325.00			Rate	Parcel ID	Typ	Date	Sale Price				SUB AREA DETAIL	
Bsmnt Gar:				Size Adj.:	1.40090084												
Electric:	3 - Typical			Const Adj.:	1.14333558												
Insulation:	2 - Typical			Adj \$ / SQ:	520.552												
Int vs Ext:	S			Other Features:	32733												
Heat Fuel:	3 - Electric			Grade Factor:	1.00												
Heat Type:	6 - Elec Base/B			NBHD Inf:	1.00000000												
# Heat Sys:	1			NBHD Mod:													
% Heated:	100	% AC:	100	LUC Factor:	1.00												
Solar HW:	NO	Central Vac:	NO	Adj Total:	379421												
% Com Wal		% Sprinkled		Depreciation:	116103												
				Deprecated Total:	263318												
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val									
Make:																	
Model:																	
Serial #:																	
Year:																	
Color:																	
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 061.A-0007-0012.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:											Total:	
IMAGE																	
AssessPro Patriot Properties, Inc																	